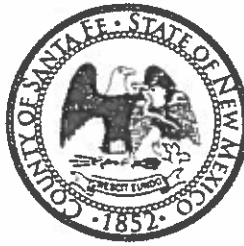


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Date: October 20, 2015

To: Board of County Commissioners

From: Penny Ellis-Green, Growth Management Director
Robert Griego, Planning Manager

PEU

RG

Via: Katherine Miller, County Manager

Item: RESOLUTION 2015-__A RESOLUTION ADOPTING THE 2015
SUSTAINABLE GROWTH MANAGEMENT PLAN AND REPEALING THE
2010 SUSTAINABLE GROWTH MANAGEMENT PLAN, RESOLUTION
NOS. 2010-210 AND 2010-225

ISSUE:

This item is a Resolution to adopt the 2015 Sustainable Growth Management Plan and repeal Resolutions 2010-210 and 2010-225.

BACKGROUND:

The Board of County Commissioners (BCC) adopted the Sustainable Growth Management Plan (SGMP) in 2010 as a guidance document that provides policy level direction for future growth in the County. In December 2013, the BCC adopted the Sustainable Land Development Code (SLDC) which provides the regulatory and procedural structures for implementation of the SGMP. In 2014, the Board began review of the county-wide Zoning Map as part of the SLDC implementation process. Additionally, in 2014 the County received new population growth projections and economic growth projections as part of the SLDC implementation process. These population and employment estimates and projections for 1990 through 2030 were created by Geospatial and Population Studies (GPS) and the Bureau of Business and Economic Research (BBER) through the University of New Mexico. These studies present a trend of increasing population within the City of Santa Fe's urban area while overall growth is anticipated to slow in the unincorporated areas of the County. The new data required an update to the SGMP to include the revised projections, as well as revisions and updates to the appropriate sections of the SGMP.

Staff presented proposed SGMP updates at the October 13, 2015 BCC meeting. The Board provided further direction to staff to bring forward additional updates to include regional partnerships and the addition of a "light industry" land use category which have been incorporated into the SGMP as follows:

REGIONAL PLANNING, PARTNERSHIPS AND COOPERATION

Chapter 14 of the SGMP acknowledges intergovernmental coordination to be a resource for building more effective regional partnerships in the County. Regional planning includes City of Santa Fe, Espanola, Edgewood and tribal governments as well as coordination with state and federal government agencies, NGOs (non-governmental organizations) and other adjacent counties and municipalities, and tends to be oriented to specific topics and interests. Regional planning is critical for certain areas such as water, wastewater and transportation. It is also important for other regional initiatives such as agriculture, food sustainability, economic and alternative/renewable energy opportunities. Santa Fe County will continue to be involved in topic-specific regional planning efforts, some of which embrace larger geographic areas, but will also continue to work toward more comprehensive approaches to regional problem solving and cross-jurisdictional project development.

Future Land Use Categories:

Industrial General	The Industrial General category accommodates areas of heavy and concentrated fabrication, manufacturing. These areas have access to transportation and the availability of public services and facilities. These areas provide an environment for industry that is unencumbered by nearby residential or commercial development.
Industrial Light	Light Industrial areas are intended for wholesale and warehousing uses for non-hazardous materials as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in a refined form and that do not in their transformation create smoke, gas, dust, noise, soot or lighting to a degree that is offensive when measured at the property line of subject property. This designation also includes research and development.

SUMMARY

Based on the policies of the SGMP, Board direction, updated population estimates and the on-going implementation of the SLDC, the following amendments have been incorporated into the proposed 2015 SGMP:

1. Amended Chapter 1: A Sustainable Future:
 - a. Added La Bajada Village as a Traditional Community.
 - b. Added section on 2015 Community Plan Updates.
 - c. Amended Regional Partnerships to include City and Tribal Governments and remove the Regional Planning Authority.
2. Amended Chapter 2: Land Use Element:
 - a. Updated Growth Projections.
 - b. Amended timing for Sustainable Development Areas to better coincide with projected population and anticipated timing for future service areas where new growth is likely and reasonable to occur.
 - c. Amended Growth Management Areas to be consistent with SDAs.
 - d. Amended Existing Land Use Map and Land Development Suitability Analysis map.
 - e. Amended Future Land Use Map.

- f. Updated Transfer of Development Rights (TDR), Mixed Use and Bonus Density sections.
- g. Added Land Use Categories to include Industrial General, Light Industrial, Commercial Neighborhood and Rural Commercial Overlay.
- h. Amended Future Land Use Map.
- i. Amended Developments of Countywide Impact.
- j. Amended Policies and Strategies to reflect updates to Land Use Element.
3. Amended Agricultural Element:
 - a. Amended Keys to Sustainability.
 - b. Amended Farm characteristics based on updated Agricultural Census Data.
 - c. Updated TDR and Agricultural Protection sections.
 - d. Updated existing County Agricultural Policies to add additional resolutions.
 - e. Updated Policies and Strategy for agriculture to include TDRs, agricultural overlay and density bonuses.
4. Updated Open Space Element:
 - a. Updated County Open Space, Parks, Trails and Open Space and adjusted Levels of Service based number of acres, miles of trails, parks and number of trailheads per 1,000 residents.
 - b. Amended Preliminary Open Space Official Map to include additional properties and proposed trail corridors.
 - c. Updated Priority Open Space projects to include Open Space and Trails Plan, Open Space management plans and programming for open space properties.
5. Updated Transportation Element:
 - a. Provided edits for transportation section.
 - b. Updated Future Road Network Map and Future Roadway Recommendations.
 - c. Updated Functional Classification of Existing and Future Roadways.
 - d. Updated Existing Transit Services to reflect NCRTD Service Plan for Santa Fe County.
6. Updated Governance Element
 - a. Updated Adopted Community Plans and included 2015 Community Plan Updates.

ACTION REQUESTED:

Staff recommends approval of Resolution 2015-__a Resolution adopting the 2015 Sustainable Growth Management Plan and repealing the 2010 Sustainable Growth Management Plan, Resolution nos. 2010-210 and 2010-225.

ATTACHMENTS:

Exhibit A: RESOLUTION 2015-__A RESOLUTION ADOPTING THE 2015 SUSTAINABLE GROWTH MANAGEMENT PLAN AND REPEALING THE 2010 SUSTAINABLE GROWTH MANAGEMENT PLAN, RESOLUTION NOS. 2010-210 AND 2010-225

Exhibit B: 2015 Sustainable Growth Management Plan (SGMP)
(Exhibit B under separate cover)

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

RESOLUTION NO. 2015 - ____

**A RESOLUTION
ADOPTING THE 2015 SUSTAINABLE GROWTH MANAGEMENT PLAN AND
REPEALING THE 2010 SUSTAINABLE GROWTH MANAGEMENT PLAN,
RESOLUTION NOS. 2010-210 AND 2010-225**

WHEREAS, State law, including NMSA 1978, Section 3-21-5 and Section 47-6-9, requires a county to have a comprehensive plan and requires the county's zoning and subdivision regulations and restrictions to be in accordance with its comprehensive plan; and

WHEREAS, in 2010, via Resolution Nos. 2010-210 and 2010-225, the Board of County Commissioners (Board) of Santa Fe County (County) adopted the 2010 Sustainable Growth Management Plan as the comprehensive plan of the County; and

WHEREAS, since 2010, the County has updated the population growth and economic growth projections in the 2010 Sustainable Growth Management Plan; and

WHEREAS, the County has undertaken a planning process to update certain elements of its comprehensive plan, including land use elements concerning the Transfer of Development Rights, Mixed Use, and Density Bonuses; and

WHEREAS, this planning process has included numerous public meetings led by staff and a special meeting before the Board on October 13, 2015, at which the Board directed staff to develop further changes and updates to the comprehensive plan; and

WHEREAS, the planning process described in the previous paragraph culminated in the 2015 Sustainable Growth Management Plan, attached hereto as Exhibit A; and

WHEREAS, the Board held a public hearing on adoption of the 2015 Sustainable Growth Management Plan at its October 27, 2015, regular meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The 2015 Sustainable Growth Management Plan attached hereto as Exhibit A is hereby adopted as the County's comprehensive plan required by State law, including, but not limited to, NMSA 1978, Section 3-21-5.
2. Resolution Nos. 2010-210 and 2010-225 are hereby repealed.

3. The 2015 Sustainable Growth Management Plan attached hereto as Exhibit A may be cited as the Sustainable Growth Management Plan and is the Sustainable Growth Management Plan or SGMP referenced in the Sustainable Land Development Code.

PASSED, APPROVED, AND ADOPTED this 27th day of October, 2015.

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF SANTA FE**

Robert A. Anaya, Chairperson

ATTEST:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:

Willie L. Brown

for: **Gregory S. Shaffer, County Attorney**



